

# 1943 Profile of the Neponsit, Queens area

from the 1943 *New York City Market Analysis*



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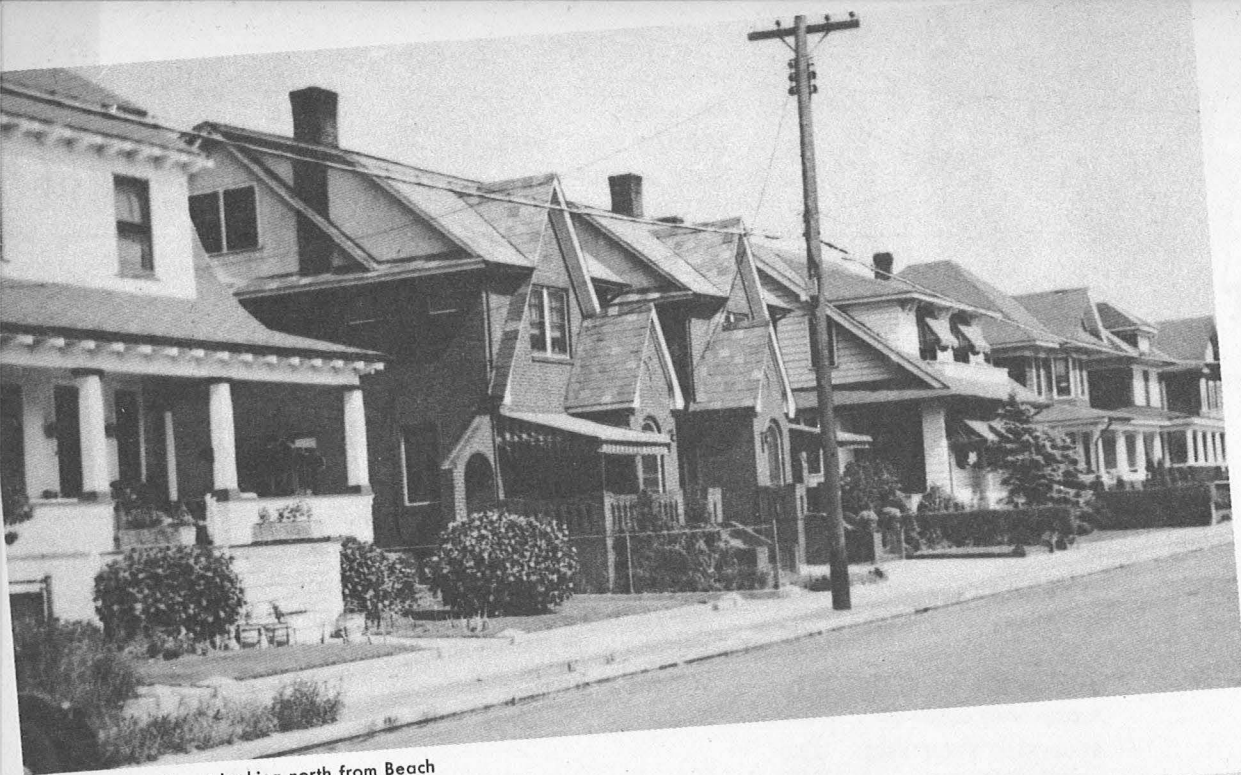


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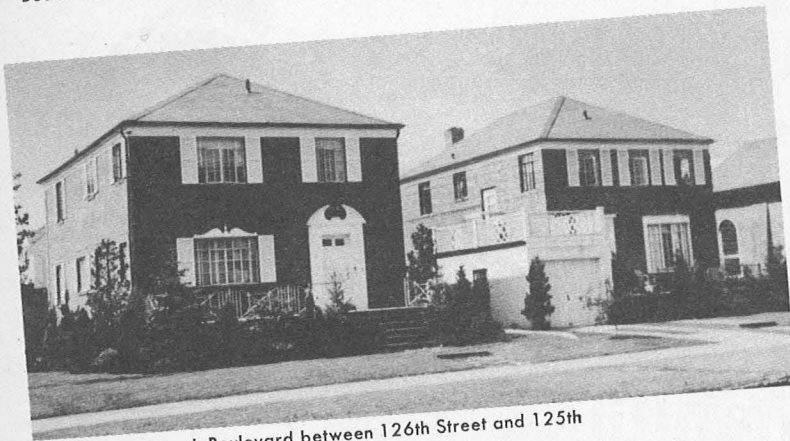
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# QUEENS 30

Neponsit



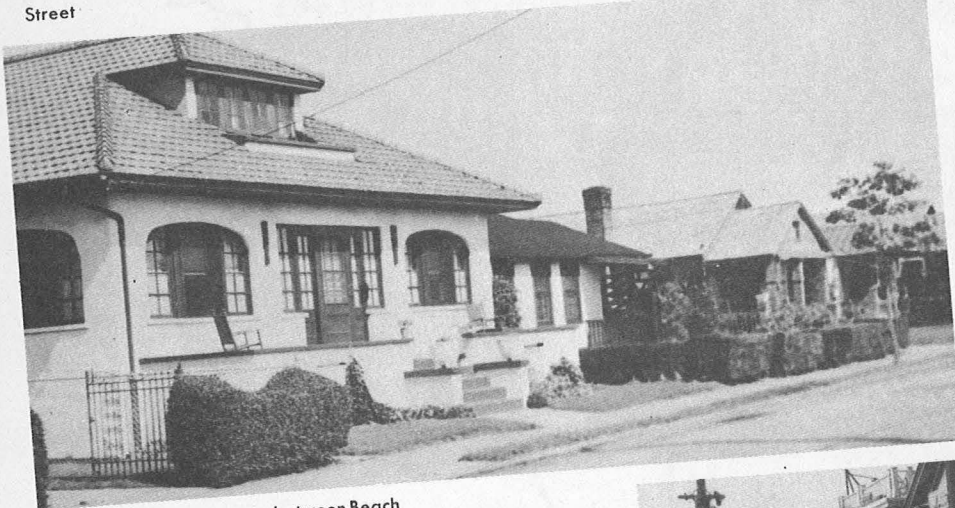
Beach 131st Street looking north from Beach



Rockaway Beach Boulevard between 126th Street and 125th Street



Above: Beach 134th Street between Newport Avenue and Rockaway Beach Boulevard

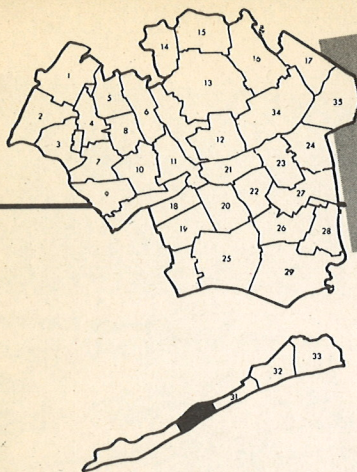


Above: Newport Avenue between Beach 134th Street and Beach 135th Street



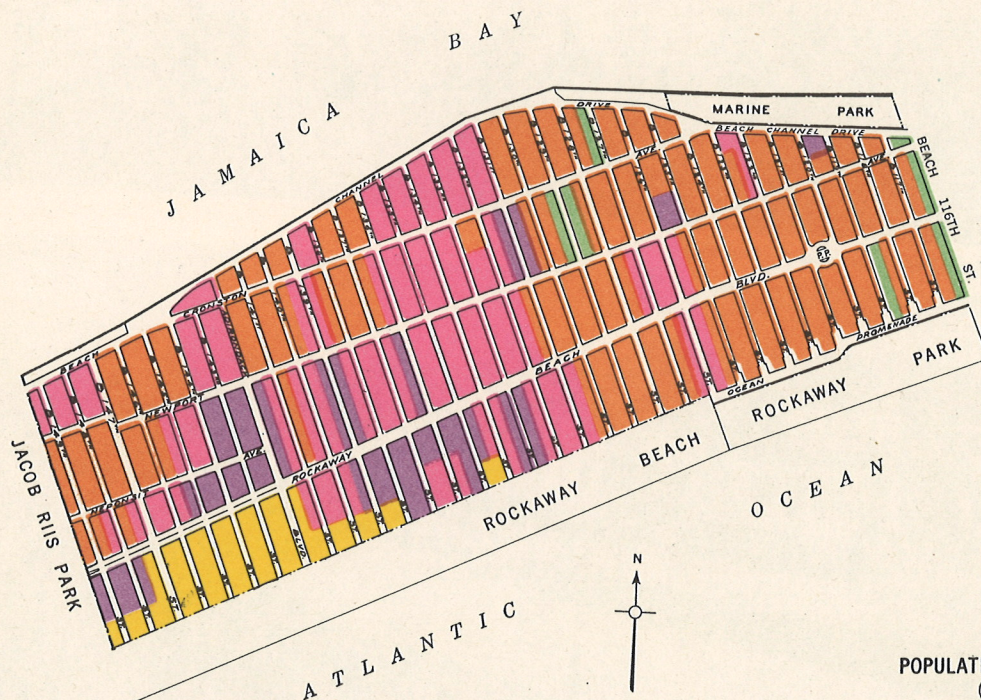
Right: Facing south on Beach 116th Street from Rockaway Beach Boulevard





# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN



POPULATION	7,987
<i>(larger than Concord, Mass.)</i>	
Native white	6,494
Foreign-born white	1,317
Negro	174
Other races	2

*Russian Jews, Central Europeans and Irish, concentrated in the eastern portion, predominate among the foreign-born.*

FAMILIES	2,158
—owner families	934
—tenant families	1,224

## FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	144
100-149	6,000-9,999	380
75- 99	4,500-5,999	426
50- 74	3,000-4,499	631
30- 49	1,800-2,999	345
40- 49	2,400-2,999	185
30- 39	1,800-2,399	160
Under 30	Under 1,800	153
Unknown		79

Median family expenditure	\$4,280
Average family expenditure	\$4,890

RESIDENTIAL STRUCTURES	2,043
—one-family houses	1,390
—two-family houses	373
—three-or-more-family houses	280

On the Rockaway peninsula lies Neponsit, a pleasant residential neighborhood of nearly 8,000 permanent population. It has the ocean in its front yard, and Jamaica Bay in back. And on one side is Jacob Riis Park. Along parts of the beach are some hotels and large apartment buildings. There is an extensive rooming house section running back from the beach. The rooming houses are mostly converted private homes. They add extensively to the summer population. Single-family dwellings, from bungalows to mansions, house most of the permanent residents. The prize section of Neponsit lies west of Adirondack Boulevard, with beautiful homes and elaborate gardens along the ocean shore. Most of the shops, and the Long Island Railroad station, are on Beach 116th Street.